LJ Hooker

Statement of Information
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

33 Grandpark Circuit, Point Cook

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

$800,000	&	$850,000

Median sale price

Median price	$655,000	House	✓	Unit		Suburb	Point Cook
Period - From	Dec 2017	to	Nov 2018			Source	RP Data Core Logic

Comparable sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable #1			
Address	26 Grandpark Circuit, Point Cook		
Sale Price	$816,888	**Date of Sale**	23/11/2018
Comparable #2			
Address	64 Malibu Boulevard, Point Cook		
Sale Price	$830,000	**Date of Sale**	21/08/2018
Comparable #3			
Address	25 Grandpark Circuit, Point Cook		
Sale Price	$845,000	**Date of Sale**	12/10/2018

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